

# RIVER ROAD STUDY COMMITTEE

## PRELIMINARY MASSING CONCEPTS

April 6, 2016

# Agenda

- Review Preliminary Massing Concepts
  - What Works
  - What Doesn't
  - Why
- Review Preliminary Financial Pro formas
  - What Might Work
  - Under what Circumstances



Figure 4.18: Potential building massing for Emerald Island (FAR shown: 5.0).

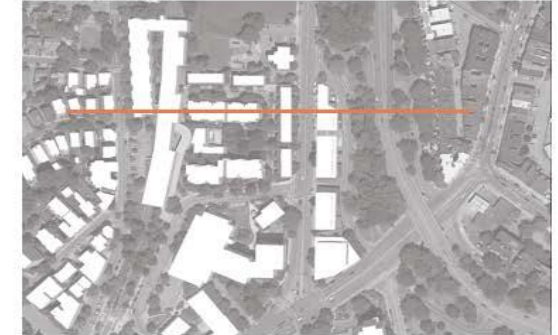


Figure 4.20: Aerial view of Emerald Island showing the location of the section shown below.

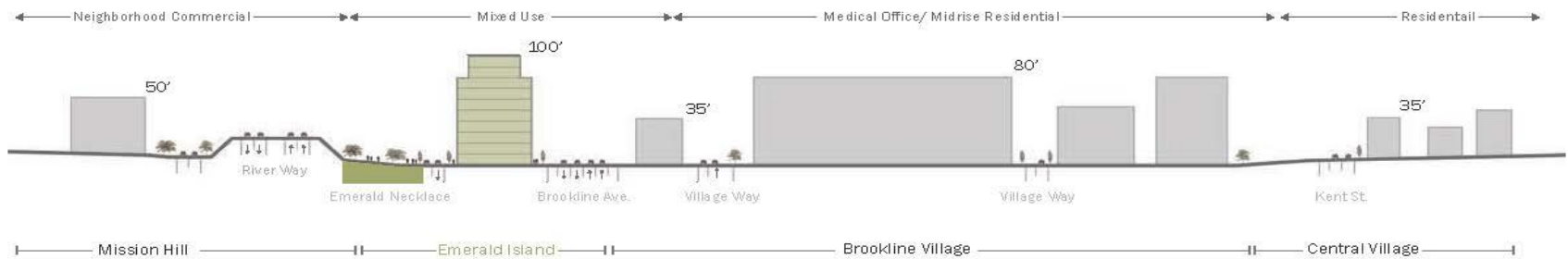
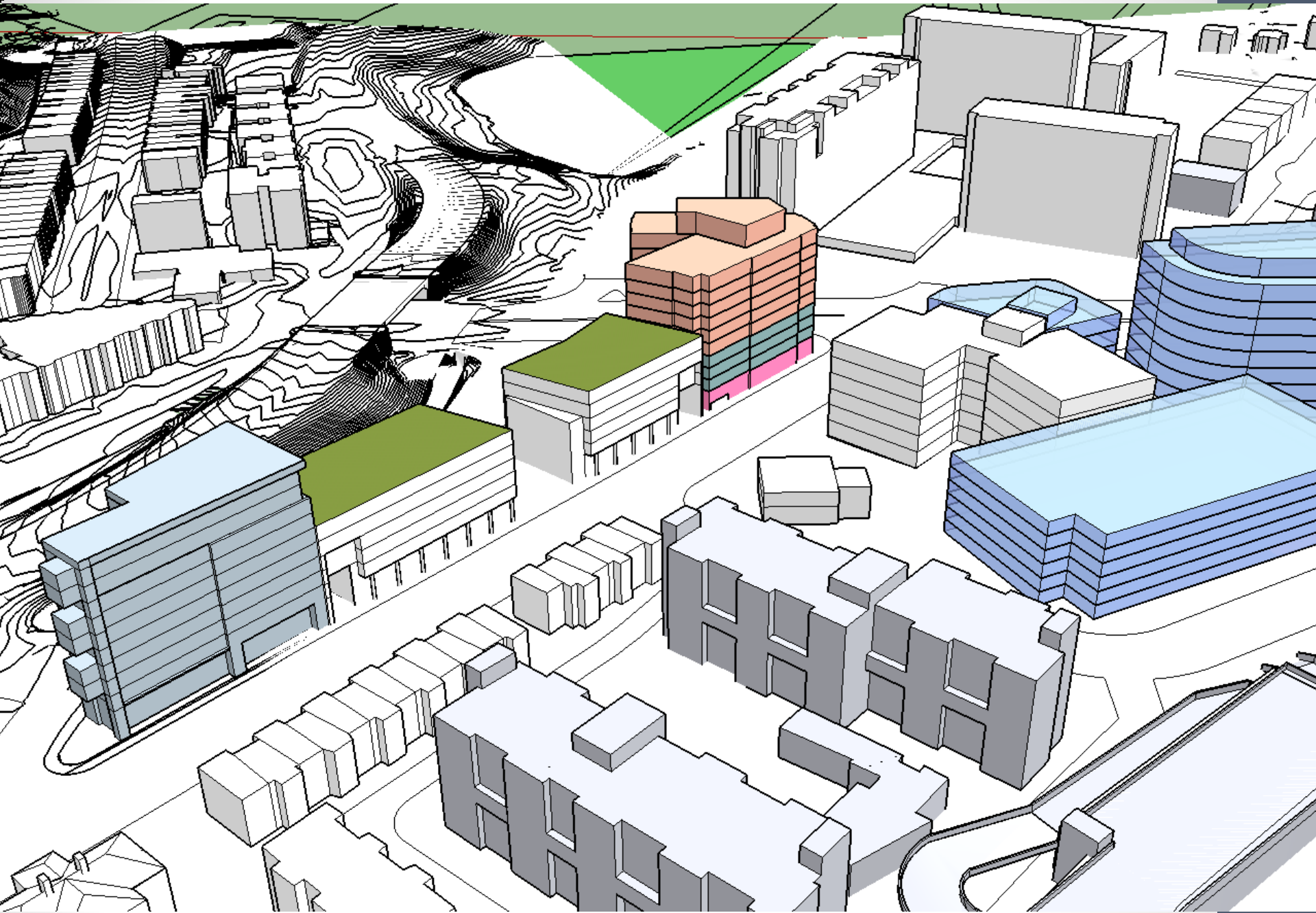
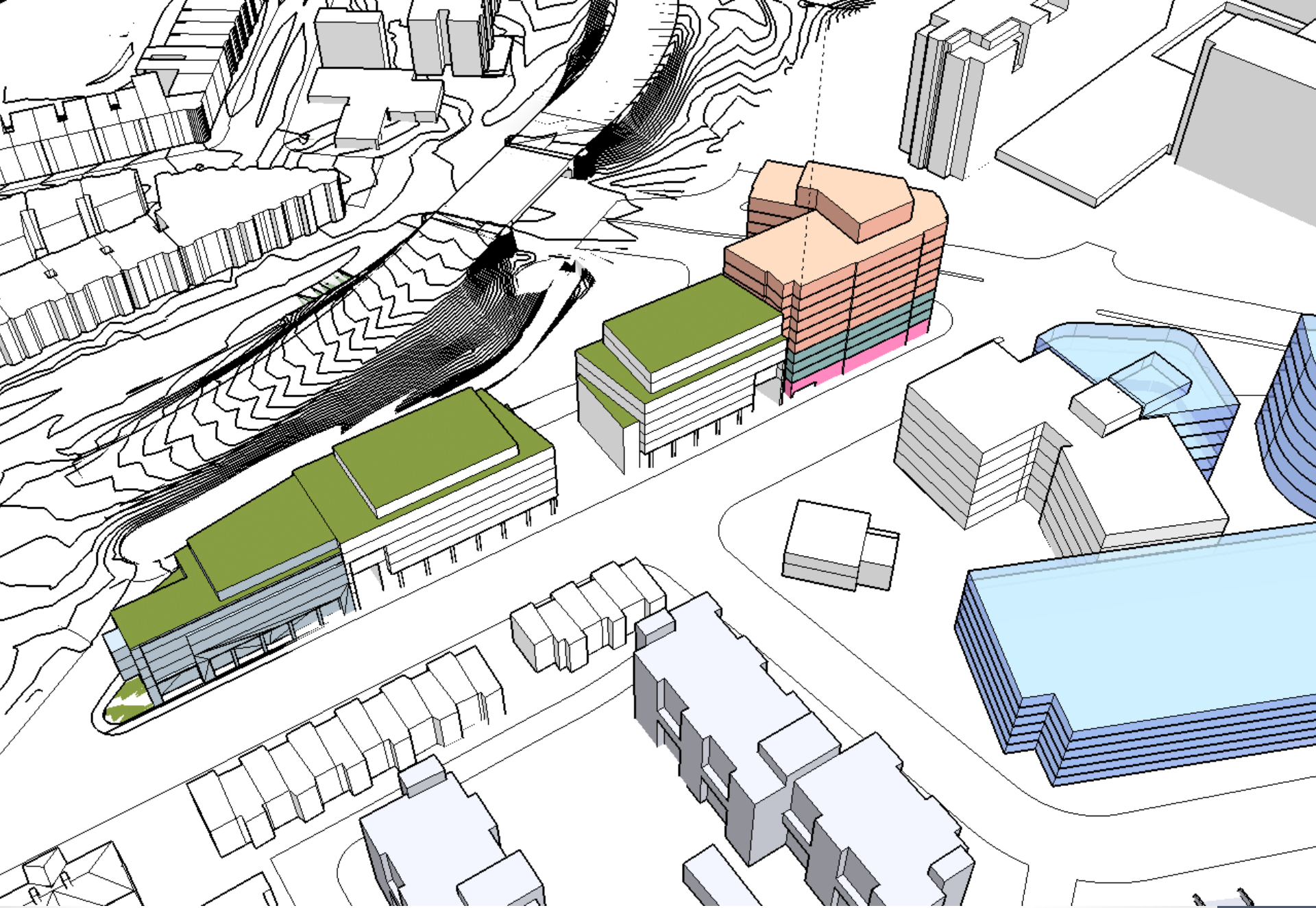
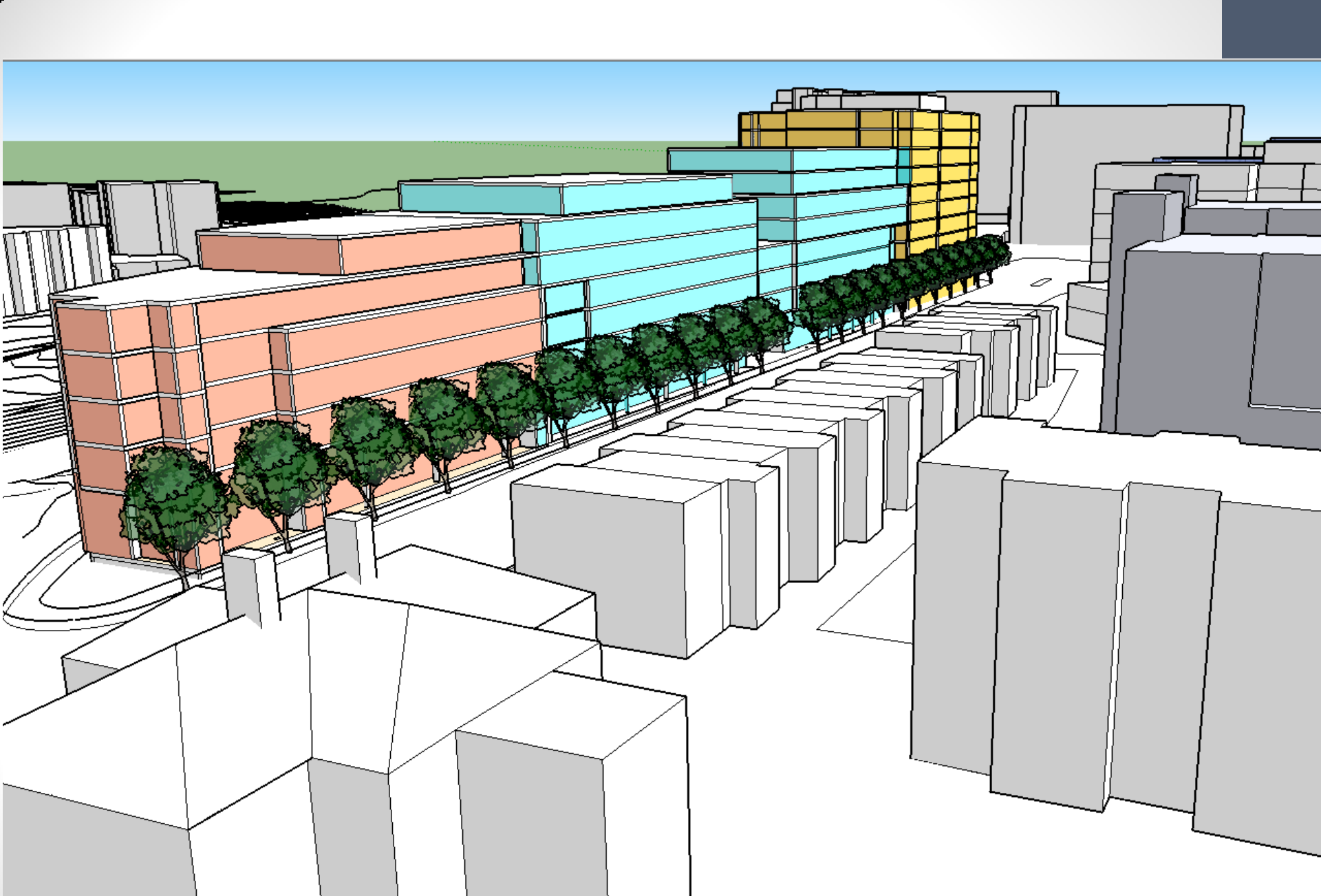


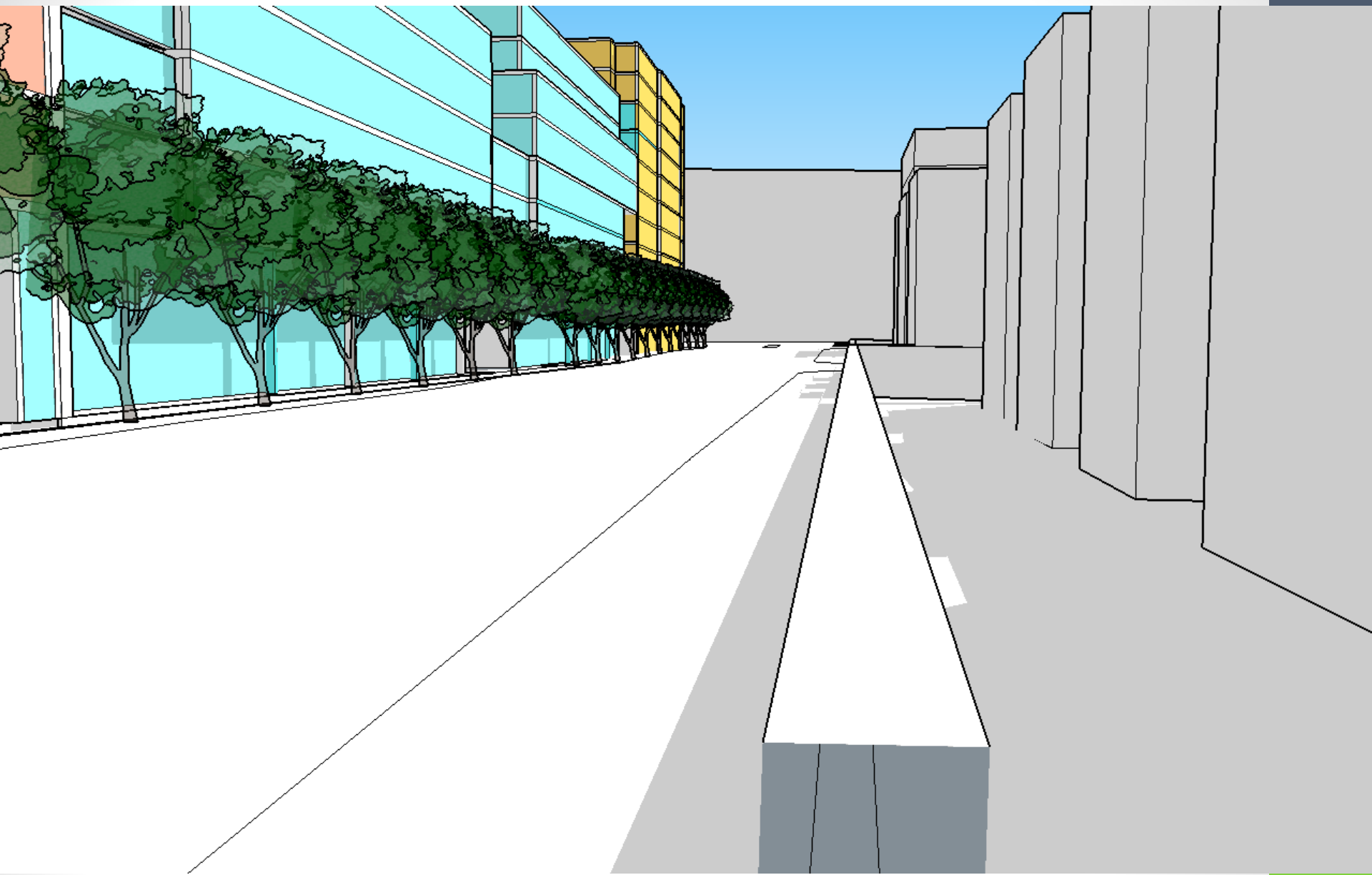
Figure 4.19: Section for Emerald Island showing relationship with surrounding neighborhood. Lack of abutters and proximity to other large projects allow for higher densities on Emerald Island.

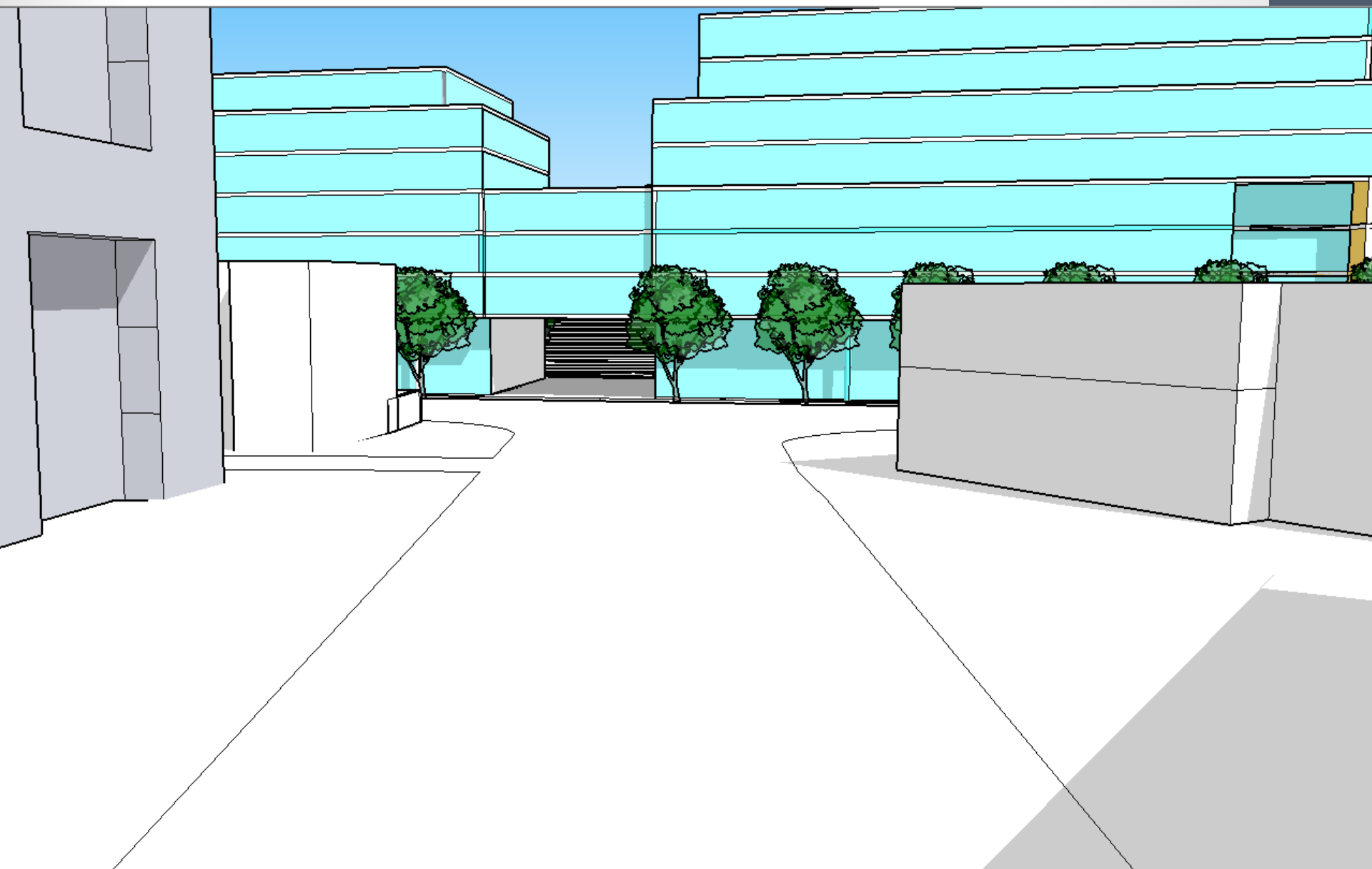




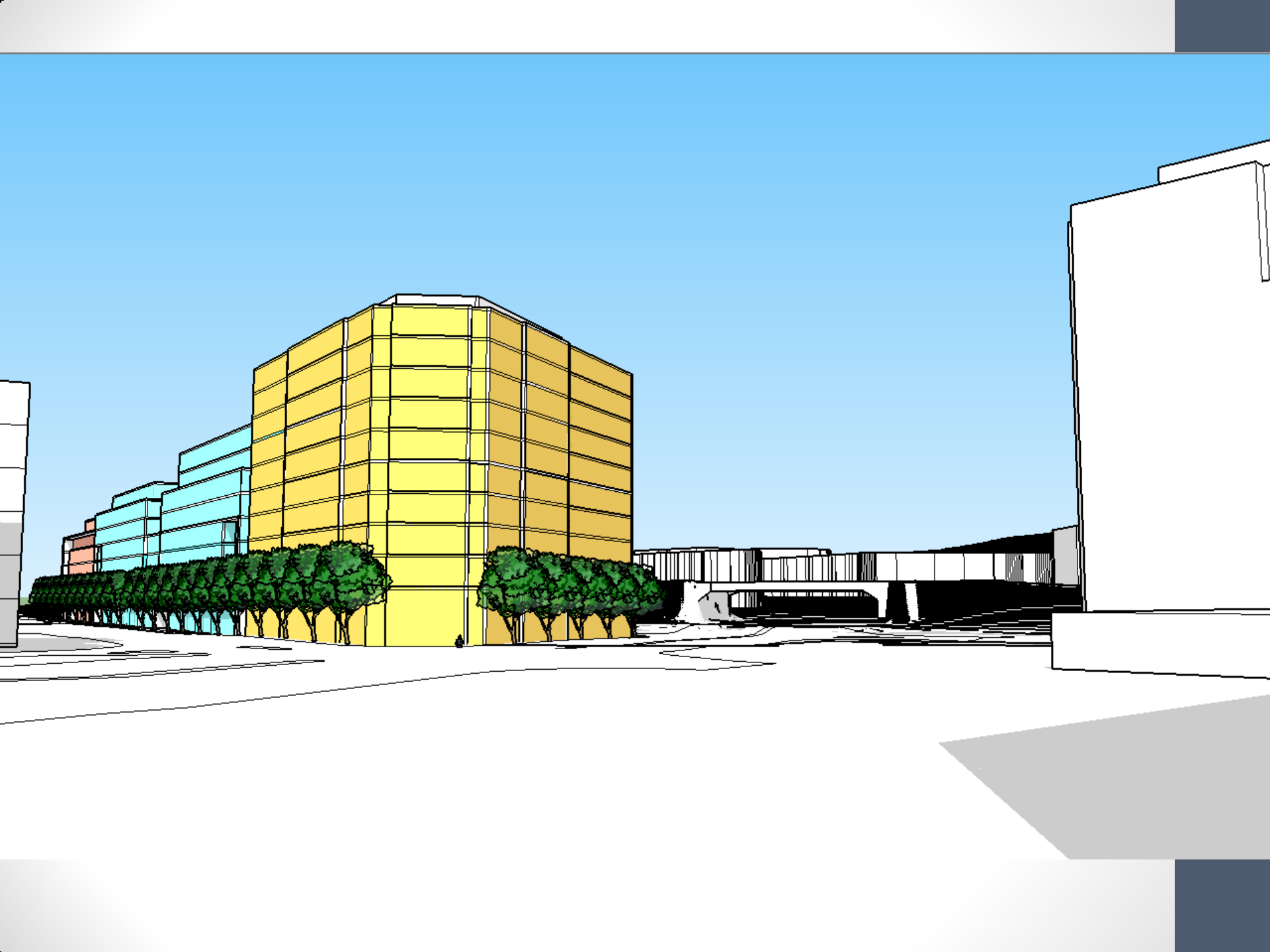


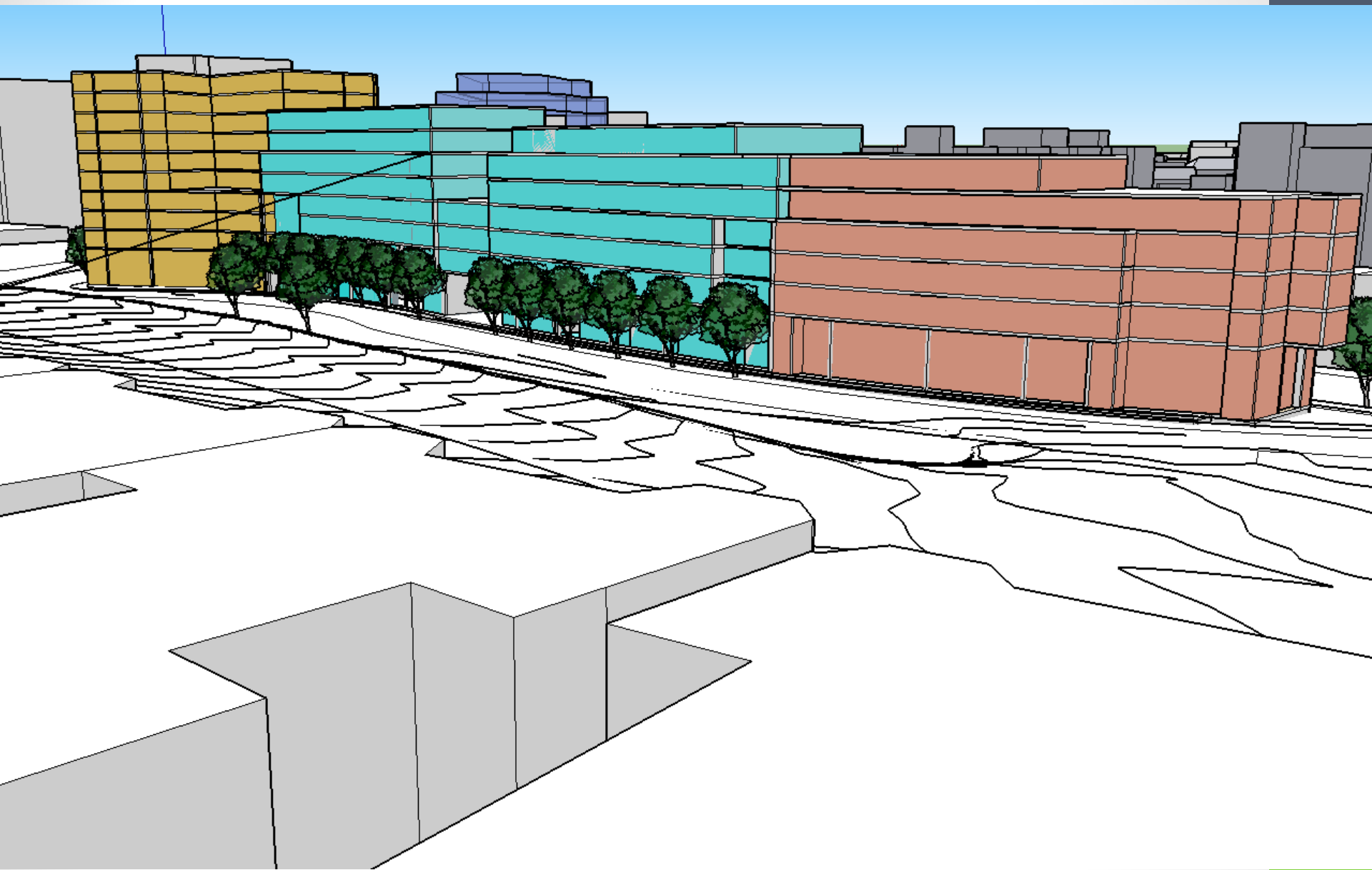


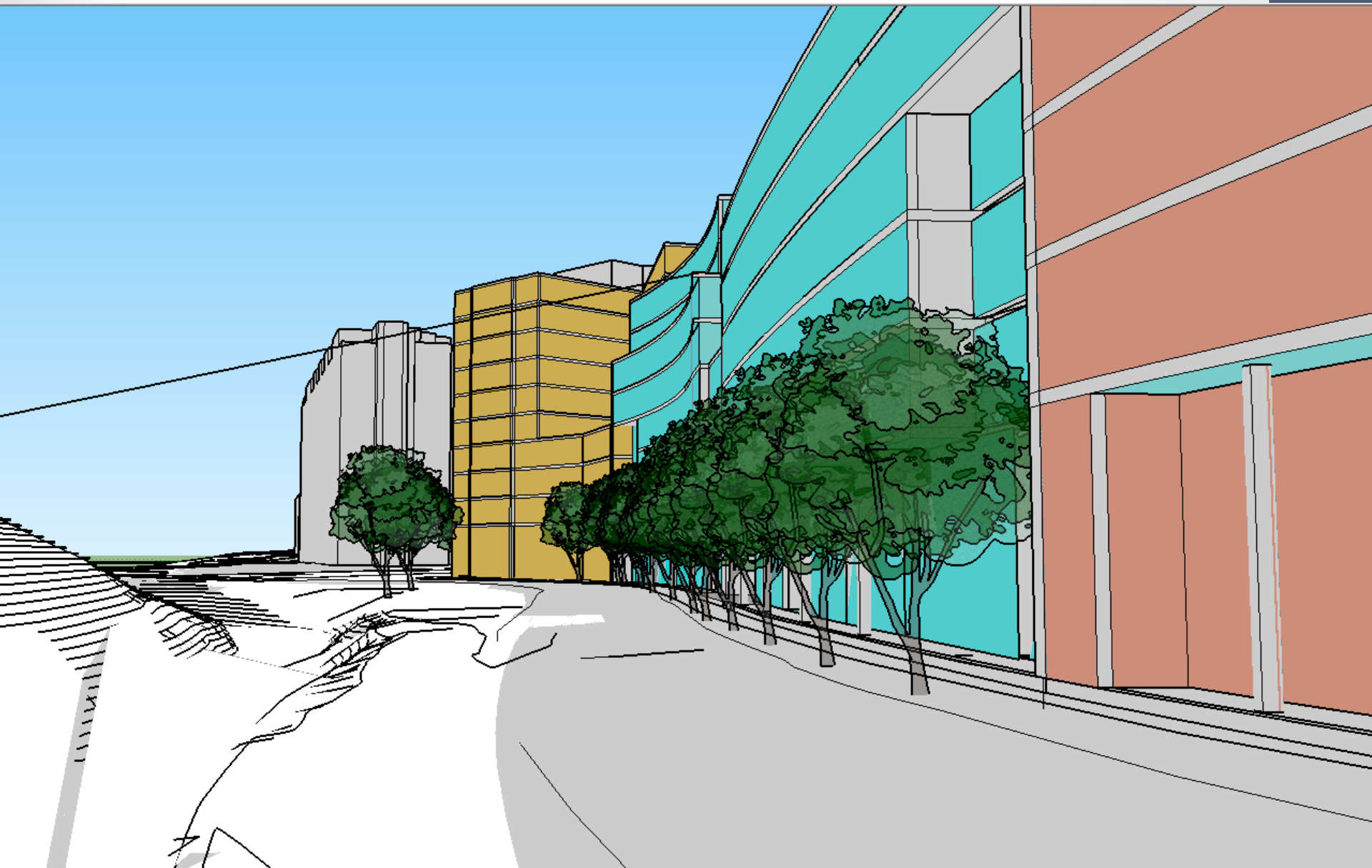












# 3B Parking

# 4B Parking

